

The Carl Junction City Council met in regular session on Tuesday November 1, 2011 at 7:00 PM at City Hall. Mayor Mike Moss called the meeting to order with the following present: Richard Zaccardelli, Don Marshall, Carl Skaggs, Mark Powers, Steve Daniels, Dee Lynn Davey, Sean Haase and Bob Cook. Also present were City Administrator Steve Lawver, City Clerk Maribeth Matney and City Attorney Mike Talley.

AGENDA

Carl Skaggs motioned to approve the agenda. Steve Daniels seconded. All in favor. No opposed. Steve Daniels motioned to approve the consent agenda. Mark Powers seconded. All in favor. No opposed.

PUBLIC FORUM

Mayor Moss called 3 times for anyone to speak at public forum and there was no one wishing to speak.

CHAMBER REPORT

Gary Stubblefield was not at the meeting to give a report.

BLUEGRASS COMMITTEE REPORT-PAT SMITH

Pat Smith reported that the committee met last week and they are making some changes to their forms. They have their bands set for next year and they were be a little more expensive. They have raised some of their prices on their forms since they have not raised them for 15 years. They will be doing their 15th year celebration next year and would like to do some extra advertising for that. They spent \$1219 this year for advertising and they try to keep it down. Mark Powers said that they will look at that during our budget talks and that we would notify Pat when we were meeting so she can attend.

P&Z CASES

Mayor Moss then opened the public hearing for Case #11-06 – Rezoning of vacant land North of Fir Road – from C-2 to R-2 – Stutesman Construction. The public hearing opened at 7:12 PM. It was reported that P&Z has tabled this case until their next meeting 11/14/11 and have made no recommendation. Mike Talley said it would need to be tabled until our next meeting on 11/15/11 at 7:00 PM. Steve Daniels motioned to table Case #11-06 and hold the public hearing on 11/15/11 and review the P&Z recommendation at that time. Carl Skaggs seconded. All in favor. No opposed.

Mayor Moss then opened the public hearing for Case #11-07 – Rezoning 405 E Pennell - from C-1 to C-2 – Paul Kropp. Public hearing opened at 7:14 PM. Ray Uber, 407 Ashmore Drive stated that he wanted to move his business to Carl Junction and wants to buy 405 E Pennell. It used to be the old waterbed place. It was reported that P&Z recommended approval. There was no one else to speak for or against this rezoning. Public hearing closed at 7:15 PM. Carl Skaggs motioned to put the “AN ORDINANCE AMENDING THE ZONING DISTRICT MAP ADOPTED BY THE BOARD OF ALDERMEN OF THE CITY OF CARL JUNCTION, MISSOURI, BY ORDINANCE NO. 99-10 ON THE 18TH DAY OF MAY, 1999, AS AMENDED, TO REZONE 405 E PENNELL CARL JUNCTION, JASPER COUNTY, MISSOURI OWNED BY PAUL KROPP, AS MORE FULLY DESCRIBED IN THE BODY OF THIS ORDINANCE, FROM C-1 TO C-2” on first reading by title only. Mark Powers seconded. Mayor Moss asked for discussion. There was no discussion. Don Marshall motioned to put it on second reading by title only with a roll call vote. Carl Skaggs seconded. Mayor Moss asked for discussion. There was no discussion. Dee Lynn Davey stated that there was a typo and should be “TO” not “AND”. Carl Skaggs motioned for passage of the ordinance. Don Marshall seconded. All in favor. No opposed. Zaccardelli-y, Marshall-y, Skaggs-y, Powers-y, Daniels-y, Davey-y, Haase-y, Cook-y. Motion on Ordinance #11-30 was approved by roll call vote, signed by the Mayor, attested by the City Clerk and made a part of the permanent records of the City of Carl Junction.

Mayor Moss opened the public hearing for Case #11-08 – Land Use Regulations. Public hearing opened at 7:17 PM. Mike Talley said that this is the public hearing and that the ordinance would be passed at the next meeting if approved. Steve Lawver then explained the changes on the Land Use Regulations. They are recommending changes for R-3, R-4, C-1, C-2 and M-1. Currently the code allows residential housing to be built in a commercial district and the manufacturing district with this new code it would be more restrictive and tighten down the rules in those districts. Steve reported that P&Z recommended approval. Gay Dust, 125 Zachary spoke saying she was trying to understand it and asked about the commercial zoning. Mayor Moss closed the public hearing at 7:21 PM. It was stated that Mike Talley needed to draw up an ordinance. Mr. Talley responded that he had already put together a draft and read the title for the council. It was stated that it would be an agenda item on the next meeting’s agenda. Richard Zaccardelli asked about the language of the new code. Steve reported that they took it from the current ICC code which is what our building codes follow.

Mayor Moss opened the public hearing for Case #11-09 – Rezoning 108 S Summit – from R1- to C-2. Public hearing opened at 7:24 PM. Steve Lawver reported that the P&Z recommended denial of this request. There was no one to speak for or against this rezoning. Public hearing closed at 7:25 PM. Mark Powers motioned to deny the application. Richard Zaccardelli seconded. All in favor. No opposed.

REVIEW SIDEWALK BIDS AND RECOMMENDATION FROM AMA

The council reviewed the bids and the recommendation from Allgeier-Martin to reject all bids and rebid the project. Steve reported that the bid opening was 10/21/11 and we received 9 bids. The bids ranged from \$166,000 to \$269,000. The reason Kurt Higgins is recommending rejecting the bids and rebidding the project is that the ad did not have any qualifiers in it for the contractor.

After some discussion Steve Daniels motioned to reject all the bids and rebid the project. Carl Skaggs seconded. All in favor. No opposed.

REPORTS

The council reviewed the Administration report.

Public Works report – Jimmy is in Carthage at an MPUA meeting regarding sewer regulations. It was asked when the bid opening was for the sewer effluent project. Steve was not sure but he would get the date for them.

Police Department report – there was nothing new to report.

COMMITTEE REPORTS

The Budget/Finance Committee had nothing to report.

The Code/Nuisance Committee had nothing to report.

The Human Resource Committee had nothing to report.

The Public Facilities Committee had nothing to report.

The Senior Citizen Committee reported that the Lion’s Club would be having a breakfast this Saturday from 7-10. The proceeds are to go toward scholarships.

UNFINISHED BUSINESS

Steve reported that he had received an e-mail Monday with the engineering contract amendment for rebidding the sidewalk project. The cost to rebid is \$4626.72. We need approval for the contract amendment. Steve reported that this is MoDot money we are spending. Mark Powers motioned to approve the contract amendment. Carl Skaggs seconded. All in favor. No opposed.

Dee Lynn Davey then made a statement regarding the housing addition. She said that it should have been tabled due to lack of information. This could possibly cost us thousands of dollars on a law suit. She then talked about an e-mail that we had received that said the council should be proud of themselves for their action. She said that she could not be less proud. We need to consider the consequences of our actions before we act.

NEW BUSINESS

Mark Powers suggested that we might want to pass an ordinance requiring a public hearing before we can take action and get public opinion. Richard Zaccardelli agreed. Steve Daniels said that Oklahoma has such a policy. There was some discussion about public hearings and requirements of the public hearings. Steve reported that Missouri has it at the state level and that the Missouri Housing Authority was holding a public hearing on 11/9/11 in Joplin on the applications. Richard Zaccardelli said that the money was for Joplin and should be used in Joplin. They have the infrastructure to support it. Dee Lynn stated that 95% of our community works in Joplin. Bob Cook stated that we are a bedroom community. He feels that we should allow people to build over here and enjoy what we have. We do not have any big industries. People are used to commuting to work. Steve said that Zimmerman Properties was going to invest \$8,000,000 in our community. After a lot more discussion Mike Talley said that he would get with the Mayor and City Administrator and see if they could work something out for the council.

Steve then reported that Southern Star was gong to work on some areas of town beginning 11/7/11. They will be working North of Fir Road and he does not believe that they will be tearing up Fir Road. He also does not believe that they will have to block traffic.

Delmar Haase told the council that it was time for Shop with a Cop again. He anticipates having 235 kids this year. He has sent out letters for donations. He wanted the council to know he appreciates all their help in the past and asked for their help again this year.

ADJOURNMENT

Mark Powers motioned to adjourn the meeting. Carl Skaggs seconded. All in favor. No opposed. Meeting adjourned at 7:45 PM.

CITY CLERK

MAYOR